



Address: 15650 Avalon Blvd, Unincorporated LA, CA 90220

Cross Streets: Avalon Blvd/E Alondra Blvd

Premier Low Coverage Site
Fenced, Lighted, Secure Concrete Yard
98,259 SF Building with ±21 DH Doors
Seamless Connectivity to Major Ports & LAX

Lease Rate/Mo:	\$271,222	Available Acres:	7.24 Ac	Gas:	Yes	Specific Use:	Industrial
Lease Rate/SF:	\$0.86	Available SF:	315,374 SF	Water:	Yes	Zoning:	M2
Lease Type:	Net / Op. Ex: \$0.13	Building SF:	98,259 SF	Sewer:	Yes	Rail Service:	No
Lease Terms:	5 Years	Yard:	Fenced / Paved	Electric:	Yes	Market Area:	Carson/Compton
Sale Price/SF:	NFS			Fiber:	Yes	APN:	6139-013-007
Sale Price:	NFS						

Listing Company: The Klabin Company

Agents: [Matt Stringfellow 310-329-9000](#), [Tyler Rollema 310-329-9000](#), [Courtney Bell 310-329-9000](#), [Scott Andersen 310-329-9000](#)

Listing #: 698b9590398b7d49545a4206

Listing Date: 02/10/2026

FTCF: CB300N000S000/OAA

Notes: OpEx: \$0.13 PSF (Taxes=\$.10 PSF, Insurance=\$0.01 PSF, Management Fee= \$.02 PSF). Lessee to verify all information contained herein.



This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other prof. advisor.



KLABIN.COM

19700 S. VERMONT AVENUE, SUITE 100

TORRANCE, CA 90502

DRE 00824993

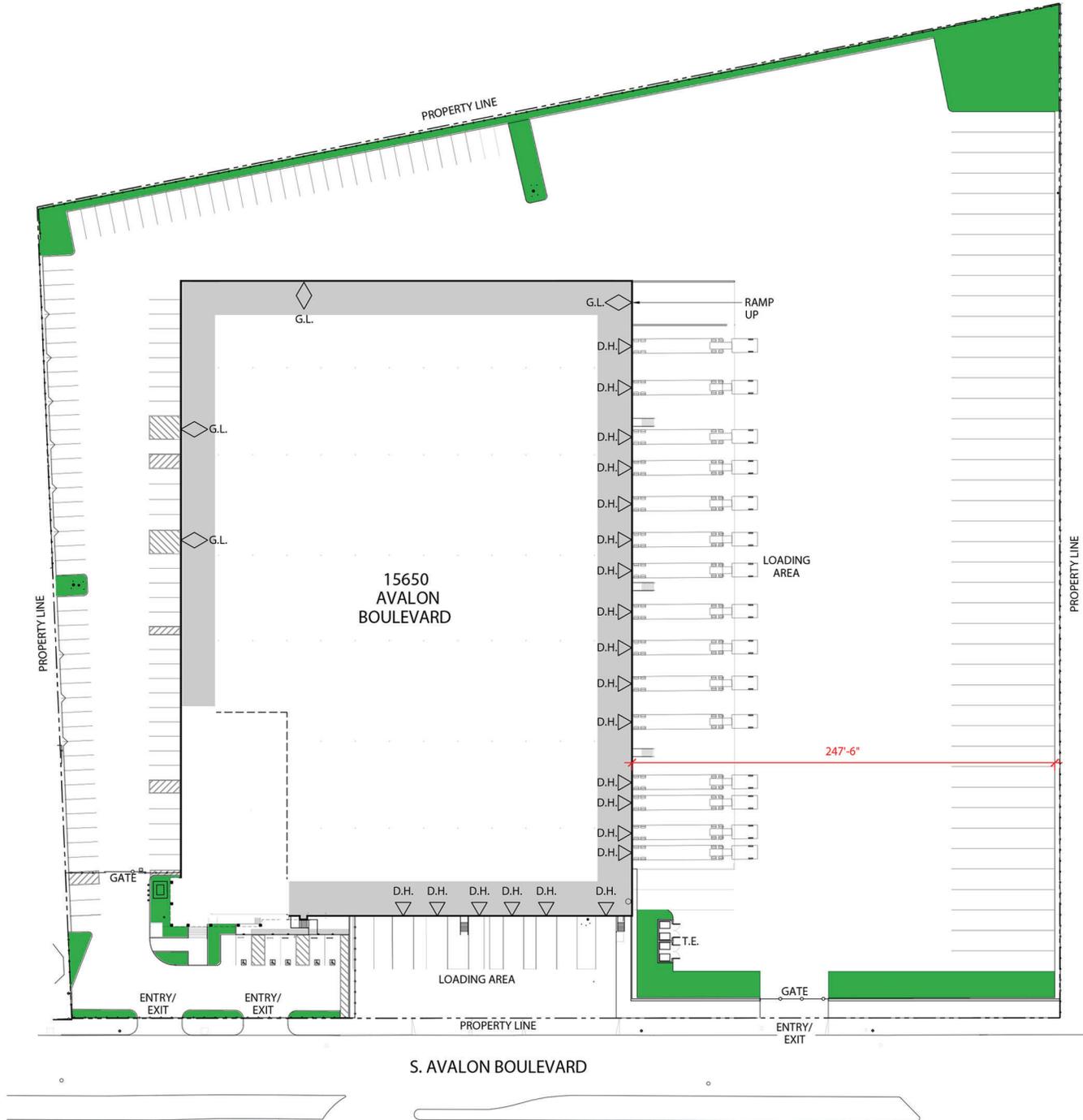
310.329.9000





SITE PLAN

LAND FOR LEASE



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